

# PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 6, 2009

8:00 P.M.

Room 206  
Town Hall

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## **GENERAL MEETING**

*Discussion, deliberation, and possible decision regarding the following applications:*

**Proposed Amendments to the Darien Zoning Regulations Put Forth by the Darien Planning and Zoning Commission.** Proposed amendments to the Darien Zoning Regulations to establish a new Section entitled "Inclusionary Zoning". This Section of the Regulations would, for certain developments, require the construction of affordable housing either on or off-site, and/or a fee in-lieu of construction. *PUBLIC HEARING CLOSED: 12/2/2008. NO DECISION DEADLINE.*

**Proposed Amendment to the Darien Zoning Map and Zoning Regulations, Affordable Housing Application, Site Plan Application #262, Land Filling & Regrading Application #211, Amendment to the Town Plan of Conservation & Development, Christopher & Cynthia Hamer, 26 Oak Crest.** Proposing to construct 10 residential condominium units (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in two new buildings with associated parking, and to perform related site development activities. The applicant is requesting the establishment of a new HOD zoning district; an amendment to the zoning map rezoning the property to HOD; and corresponding changes to the Town Plan. The subject property is located on the southeast side of Oak Crest approximately 1,000 feet east of its intersection with Mansfield Avenue, and is shown on Assessor's Map #15 as Lot #101 and Parcels X-1 and X-2, in the R-1/2 Zone. *PUBLIC HEARING CLOSED ON 11/6/2008. DEADLINE TO DECIDE MATTER IS: 1/9/2009.*

## **PUBLIC HEARING**

**Land Filling & Regrading Application #220, Amendment of Subdivision Application #513, Carole Spivey, 95 Gardiner Street.** Proposal to provide a separate driveway access to 95 Gardiner Street, rather than the shared driveway with #93 and #97 Gardiner Street previously approved as part of Subdivision Application #513. The subject property is located on the west side of Gardiner Street, approximately 120 feet south of its intersection with Laforge Road, and is shown on Assessor's Map #46 as Lot #77D in the R-1/5 Zone.

## **Resumption of GENERAL MEETING**

*Discussion, deliberation, and possible decision regarding the following applications:*

**Business Site Plan #212-B/Special Permit, Park Animal Hospital of Darien, 168 Noroton Avenue.** Proposing to demolish the existing garage, remove the rear staircase on the rear building, and construct an addition to the rear building, establish a satellite veterinary hospital within that building, modify the parking lot, and perform related site development activities at 168 Noroton Avenue. *PUBLIC HEARING CLOSED: 12/2/2008. DECISION DEADLINE: 2/5/2009.*

**Coastal Site Plan Review #240, Walter Norman, 131 Long Neck Point Road.** Proposing to construct additions and alterations to the existing residence, repair/replace existing patio, install drainage facilities, abandon existing septic system and tie into sanitary sewer line and perform related site development activities within a regulated area.

**Flood Damage Prevention Application #267, Land Filling & Regrading Application #217, James & Hallie Palen, 45 Brookside Road.** Proposing to install driveway backup area, construct a patio, construct a new deck with support posts, install a rain garden, and to remove soil and construction of associated retaining wall and perform related site activities within a regulated area. *PUBLIC HEARING CLOSED: 12/2/2008. DECISION DEADLINE: 2/5/2009.*

**Land Filling & Regrading Application #216, Ellen McCue, 17 Top O'Hill Road.** Proposing an "after the fact" application to complete filling and regrading, retaining wall construction, and installation of a pool with associated pool terrace, and perform related site development activities. *PUBLIC HEARING CLOSED: 12/2/2008. DECISION DEADLINE: 2/5/2009.*

**Land Filling & Regrading Application #218, Allison Gasvoda, 40 Maywood Road.** Proposing to install one rear and one side retaining wall to create a more level yard area and perform related site development activities. *PUBLIC HEARING CLOSED: 12/2/2008. DECISION DEADLINE: 2/5/2009.*

**Amendment of Coastal Site Plan Review #156-A, Flood Damage Prevention Application #268, Cornelia Thornburgh, 12 Shennamere Road.** Proposing to maintain the boathouse, replace stonework around the pool, install access stairs and perform related site activities within a regulated area. The subject property is located on the east side of Shennamere Road approximately 400 feet south of its intersection with Contentment Island Road, and is shown on Assessor's Map #68 as Lot #5, R-1 Zone. *PUBLIC HEARING CLOSED: 12/2/2008. DECISION DEADLINE: 2/5/2009.*

**Amendment of Special Permit Application #253, Jordan Caterers, 1480 Boston Post Road.** Request to modify Condition G in the Resolution regarding overnight parking. Request is to allow one "van-type" vehicle to be allowed to be parked overnight behind the building.

**Special Permit Application #125-B, Darien Youth Commission, 2 Renshaw Road.**  
Request to use Town Hall for summer camp.

**Special Permit #66-I, Darien YMCA, 2420 Boston Post Road.**  
Review of 2009 Special Events Schedule.

**Amendment of Flood Damage Prevention Application #233, Myers, 20 Mayflower Road.**  
Request to amend plans.

*Discussion and deliberation only, if public hearing closed:*

**Land Filling & Regrading Application #220, Amendment of Subdivision Application #513, Carole Spivey, 95 Gardiner Street.** Proposal to provide a separate driveway access to 95 Gardiner Street, rather than the shared driveway with #93 and #97 Gardiner Street previously approved as part of Subdivision Application #513. The subject property is located on the west side of Gardiner Street, approximately 120 feet south of its intersection with Laforge Road, and is shown on Assessor's Map #46 as Lot #77D in the R-1/5 Zone.

**Approval of Minutes**

November 25, 2008    Special Meeting  
December 2, 2008    General Meeting/Public Hearing  
December 9, 2008    General Meeting/Public Hearing

**Any Other Business (Requires two-thirds vote of Commission)**

**ADJOURN.**